

Key: 9516

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.739

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WESTMAN SHIRLEY J, WENDY I EDLINTON & RICHARD NAVINS TRS 15 SEARS RD WESTON, MA 02493				43.3-245-0				7 HILL ST			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WESTMAN SHIRLEY J, WENDY				05/19/2021	F	1 34126-188					
WESTMAN DONALD C &				06/13/1979	F	1 2932-336					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19722	08/05/2019	3	ALT/RENO				100	100
900138	04/13/1990	3	ALT/RENO	14,000	02/27/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,000	11	1.00	100	1.00	100	1.00	707,100	5.97	A	1.00	BG-	3.00			484,410

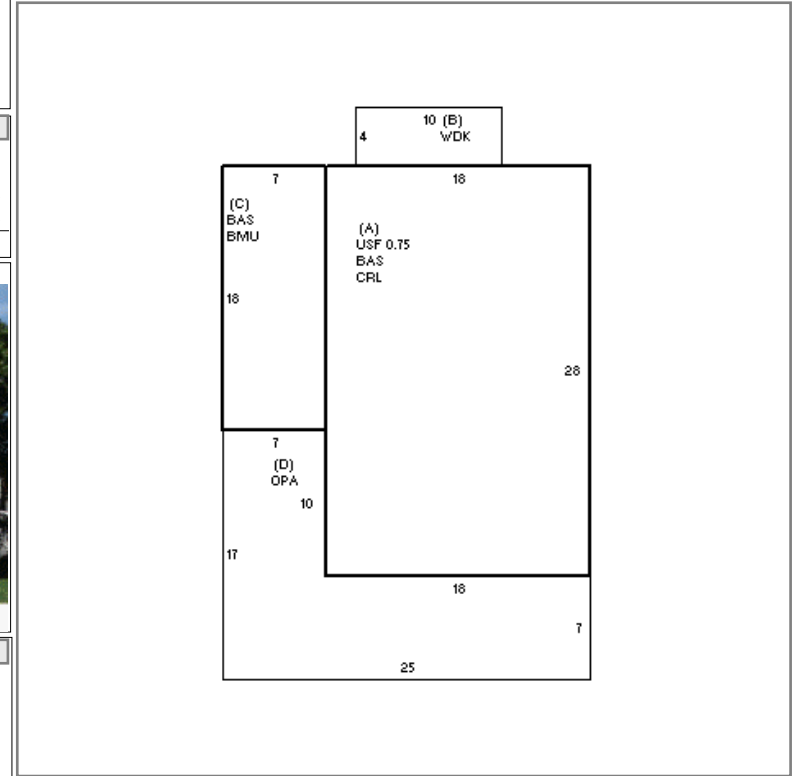
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE ALSO OWNS 475 CIRCUIT AVE	LAND	484,400	428,700			
Infl1	AVG		BUILDING	187,400	165,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	671,800	594,500		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/15/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	11/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,008	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	504		26.60	13,404
+	BAS	L	BASE AREA	630	1900	213.55	134,539
A	USF	L	UPPER STORY FIN	378	1900	113.92	43,060
B	WDK	N	WOOD DECK	40		65.61	2,625
C	BMU	N	BSMT UNFINISHED	126		63.56	8,008
D	OPA	N	OPEN PORCH	245		60.93	14,928
	F21	O	FPL 2S 1OP	1		9,120.00	9,120
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409
	MST	O	MAS/METAL STACK	1		4,131.90	4,132

TOTAL RCN	234,225
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$187,400